

**RESOLUTION
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

**PROJECT NO. R2007-01226-(5)
PLAN AMENDMENT NO. 2009-00006-(5)
ZONE CHANGE NO. 2009-00009-(5)
ENVIRONMENTAL ASSESSMENT NO. 2009-00080-(5)
SANTA CLARITA VALLEY AREA PLAN UPDATE (ONE VALLEY ONE VISION)**

WHEREAS, pursuant to Article 8 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65450), the County of Los Angeles (County) is authorized to adopt amendments to its General Plan and components thereof, such as Area Plans; and

WHEREAS, pursuant to Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65800), the County is authorized to adopt amendments to the County Zoning Ordinance; and

WHEREAS, the County Regional Planning Commission conducted a public hearing on October 5, 2009; November 23, 2009; February 24, 2010; September 29, 2010; December 8, 2010; March 23, 2011; May 25, 2011; and September 28, 2011 regarding Project No. R2007-01226-(5), which includes the following: (i) Plan Amendment No. 2009-00006-(5), which amends both the General Plan and the Santa Clarita Valley Area Plan (Area Plan); (ii) Zone Change No. 2009-00009-(5), which amends the County Zoning Ordinance and rezones properties within the Area Plan to ensure that zoning is consistent with the Area Plan; and (iii) Environmental Assessment No. 2009-00080-(5), which consists of a Program Environmental Impact Report (EIR) for the aforementioned Plan Amendment and related actions; and

WHEREAS, the Commission finds as follows:

1. The Area Plan, a component of the County General Plan, guides development and conservation within the unincorporated communities of the Santa Clarita Valley (Valley); and
2. The current Area Plan was adopted by the Board of Supervisors (Board) on February 16, 1984. A comprehensive update was adopted by the Board on December 6, 1990, and the Board has adopted several subsequent amendments; and
3. The current Area Plan has a horizon year of 2010 and must therefore be updated with revised demographic information, maps, goals, objectives, and policies that reflect current conditions, projected growth, and desired outcomes; and
4. The City of Santa Clarita (City) was incorporated on December 15, 1987. The City's first General Plan was adopted by the City Council on June 26, 1991. The City's

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General Plan guides development and conservation within the City's jurisdiction, which is surrounded by the unincorporated communities of the Valley; and

5. In 2000, the County and City initiated One Valley One Vision (OVOV), an effort to update the County's Area Plan and the City's General Plan with compatible goals, objectives, and policies that would provide cohesive guidance for development and conservation within the entire Valley, which both jurisdictions share; and

6. The OVOV effort acknowledged the common needs and desires of Valley residents, regardless of whether they lived in the City or an unincorporated community; and

7. In January 2001, the County and City conducted a Flapjack Forum event at which the OVOV effort was formally announced; and

8. Early outreach activities included stakeholder interviews, a community survey, activities at local schools, and creation of the Santa Clarita Valley Snapshot brochure; and

9. In April and May 2001, the County and City conducted Visioning workshops at the following locations: Castaic Elementary School, Castaic; La Mesa Junior High School, Canyon Country; Pinetree Elementary School, Canyon Country; and William Hart High School, Newhall; and

10. In October 2001, the County and City conducted the Valleywide Congress event at Canyon High School in Canyon Country. At this event, a Vision and a series of Guiding Principles were ratified by County and City residents; and

11. The Vision and Guiding Principles are the foundation of the County's updated Area Plan and the City's updated General Plan; and

12. In February 2004, the County and City released a Technical Background Report and subsequently began preparing the County's updated Area Plan and the City's updated General Plan; and

13. In May 2007, a Poster Plan was released, which depicted a Land Use Concept Plan, documented the progress of the OVOV effort, and identified future tasks; and

14. In May 2007, the County and City conducted Vision into Reality workshops at the following locations: Castaic Elementary School, Castaic; Pinetree Elementary School, Canyon Country; Rancho Pico Junior High School, West Ranch; and Santa Clarita Sports Complex, Canyon Country; and

15. In October 2008, the County released its Preliminary Draft Area Plan and the City released its Preliminary Draft General Plan. The County also launched OVOV-NET, an

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interactive Geographic Information System mapping tool that the public could access on the Internet; and

16. In November 2008, "Open House" events were held at the following locations: Castaic Elementary School, Castaic; Pinetree Elementary School, Canyon Country; Rancho Pico Junior High School, West Ranch; and Santa Clarita Sports Complex, Canyon Country; and

17. In October 2008, *The Signal* newspaper published an extensive 11-part series on the OVOV effort, which is archived on the Internet at <http://www.the-signal.com/news/archive/4713>. This 11-part series was re-published by *The Signal* as a special supplement in March 2009; and

18. Subsequent to March 2009, *The Signal* continued to report on the progress of the OVOV effort, as did other publications, such as the *Los Angeles Daily News*, the *Acton/Agua Dulce News*, and the *California Planning & Development Report*; and

19. County staff attended a meeting of the Castaic Area Town Council in March 2009, and meetings of the Agua Dulce Town Council in September 2009 and March 2011, to discuss the OVOV effort; and

20. On September 4, 2009, the County released its Draft Area Plan and Draft Environmental Impact Report (DEIR). To facilitate public review, copies of the Draft Area Plan and DEIR were made available on the Department of Regional Planning Web Site and were provided to County Libraries in Canyon Country, Castaic, Newhall, and Valencia; and

21. On October 5, 2009, the Commission held a public hearing regarding the Draft Area Plan and DEIR at the Castaic Sports Complex; and

22. In preparation for the hearing, notice was published in *The Signal*, satisfying the notice requirements of State Law and the County Zoning Ordinance. A mailed notice was also provided to the owner of each parcel within the unincorporated area of the Valley. The mailed notice was customized for each parcel, listing the current and proposed land use designations and zoning designations for that parcel; and

23. The Commission continued the October 5, 2009 public hearing to November 23, 2009, then to February 24, 2010. Over the course of those three dates, approximately 50 individuals testified and the Commission was provided with approximately 100 written comment letters; and

24. On February 24, 2010, staff reported that the Draft Area Plan and DEIR would be revised and re-circulated in order to address the various issues and concerns that had been raised in the testimony and written comments. The Commission continued the public hearing to September 29, 2010, then to December 8, 2010; and

25. On November 23, 2010, the County released its Revised Draft Area Plan and Revised Draft Environmental Impact Report (RDEIR). To facilitate public review, copies of the Revised Draft Area Plan and RDEIR were made available on the Department of Regional Planning Web Site and were provided to County Libraries in Acton/Agua Dulce, Castaic, Newhall, and Valencia; and

26. Notice of release of the RDEIR was published in *The Signal* newspaper and a mailed notice was also provided to each individual and organization that previously testified or submitted written comments to the Commission; and

27. On December 8, 2010, the Commission directed staff to prepare the Final Draft Area Plan, the Final Environmental Impact Report (FEIR), and a resolution recommending adoption by the Board and also continued the public hearing to March 23, 2011, then to May 25, 2011. Over the course of those three dates, 22 individuals testified and approximately 130 comment letters were received; and

28. The FEIR includes responses to the environmental issues raised in the aforementioned testimony and written comments during, and after, the RDEIR comment period; and

29. On June 14, 2011, the City Council adopted the City's updated General Plan and certified the related FEIR, which concluded the City's portion of the OVOV effort; and

30. On September 15, 2011, the County released its Final Draft Area Plan and FEIR. To facilitate public review, copies of the Final Draft Area Plan and FEIR were made available on the Department of Regional Planning Web Site. In addition, copies of the FEIR were provided to County Libraries in Acton/Agua Dulce in Castaic and were provided to each individual and organization that previously testified or submitted written comments on the RDEIR; and

31. On September 28, 2011, the Commission closed the public hearing and adopted this resolution; and

32. Plan Amendment No. 2009-00006-(5), if adopted by the Board, would repeal the currently adopted Area Plan and would adopt the Final Draft Area Plan that was developed through the OVOV effort; and

33. The Final Draft Area Plan includes the following Elements, which are compatible with the corresponding Elements in the City's updated General Plan: Land Use; Circulation; Conservation and Open Space; Safety; and Noise; and

34. In addition, Plan Amendment No. 2009-00006-(5), if adopted by the Board, would also amend the currently adopted County General Plan to clarify adopted provisions related to hillside management areas, and to allow local plans, such as the Final Draft

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Area Plan, to establish the allowable maximum residential densities in all hillside management areas; and

35. Zone Change No. 2009-00009-(5), if adopted by the Board, would change the zoning designations of parcels within the Bouquet Canyon, Castaic Canyon, Mount Gleason, Newhall, Sand Canyon, and Soledad Zoned Districts; and

36. This zone change is necessary to ensure that zoning is consistent with the Final Draft Area Plan land use designations, as required by State Law; and

37. Staff conducted an extensive zoning consistency analysis for all unincorporated communities within the Valley. This zoning consistency analysis accounted for the minimum lot size requirements of the adopted Agua Dulce, Castaic Area, and San Francisquito Canyon Community Standards Districts; and

38. Staff has substantiated that modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration, that a need for the proposed zone classifications exists within such area or district, and that the particular properties under consideration are a proper location for said zone classification within such area or district; and

39. Staff has substantiated that the zone change will be in the interest of public health, safety and general welfare and in conformity with good zoning practice; and

40. In addition, Zone Change No. 2009-00009-(5), if adopted by the Board, would also amend the County Zoning Ordinance to clarify adopted provisions related to hillside management areas, and to allow local plans, such as the Final Draft Santa Clarita Valley Area Plan, to establish the allowable maximum residential densities in all hillside management areas; and

41. This amendment to the Zoning Ordinance is necessary to ensure that the County Zoning Ordinance is consistent with the proposed Plan Amendment, as required by State Law; and

42. As a component of the County General Plan, the Area Plan must be consistent with the currently adopted County General Plan; and

43. The Final Draft Area Plan has been developed to be consistent with the currently adopted County General Plan, although the proposed Plan Amendment will amend the currently adopted County General Plan to clarify adopted provisions related to hillside management areas, and to allow local plans, such as the Final Draft Santa Clarita Valley Area Plan, to establish the allowable maximum residential densities in all hillside management areas; and

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44. The Final Draft Area Plan is consistent with the policies of the currently adopted County General Plan, including but not limited to General Policy 9; General Policy 12; General Policy 13; General Policy 14; General Policy 17; General Policy 22; General Policy 23; General Policy 24; General Policy 49; General Policy 64; General Policy 67; Area-Specific Policy 63 (Santa Clarita Valley); Area-Specific Policy 64 (Santa Clarita Valley); Area-Specific Policy 65 (Santa Clarita Valley); and Area-Specific Policy 66 (Santa Clarita Valley); and

45. The Final Draft Area Plan has also been developed to be consistent with the proposed County General Plan Update; and

46. Staff has determined that a Program EIR is the appropriate environmental document for Plan Amendment No. 2009-00006-(5) and related actions. A Notice of Preparation (NOP) for the Program EIR was distributed in July 2008; and

47. Written comments regarding the NOP were received throughout the remainder of 2008; and

48. An EIR Scoping Meeting, in which members of the public could submit verbal comments regarding the NOP, was held on August 4, 2008 at Santa Clarita City Hall; and

49. In 2009, a DEIR was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the County's environmental reporting procedures. Written and verbal comments on the NOP were addressed in the DEIR; and

50. A Notice of Completion for the DEIR was filed with the County Clerk and the State Clearinghouse. The formal public review period for the DEIR was from September 4, 2009 to November 2, 2009. Subsequently, the Commission extended the formal review period for the DEIR to February 1, 2010; and

51. Written comments received regarding the DEIR required a reexamination of the DEIR data and revisions to the DEIR. At the continued public hearing on February 24, 2010, staff advised the Commission that the DEIR would be revised and re-circulated; and

52. An RDEIR was prepared for this project in compliance with CEQA and the County's environmental reporting procedures. Written and verbal comments on the NOP were addressed in the RDEIR; and

53. A Notice of Completion for the RDEIR was filed with the County Clerk and the State Clearinghouse. The formal public review period for the RDEIR was from November 23, 2010 to January 24, 2011; and

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54. While substantive changes were only made to the Air Quality, Traffic and Circulation, Global Climate Change, and Water Supply Sections of the DEIR, staff determined that the entire DEIR would be re-circulated for review and comment as an RDEIR; and

55. Since staff re-circulated the entire DEIR as an RDEIR, staff required reviewers to submit new comments and did not respond to previous comments received during the first circulation period, even if those comments pertained to a portion of the DEIR that had not been substantively changed. Although previous comments are part of the administrative record, the previous comments did not require a written response in the FEIR.

56. The FEIR was distributed to the State Clearinghouse, individuals and organizations that submitted comments on the RDEIR, and other interested parties on September 14, 2011. It includes written responses to public testimony and comment letters that were received during, or after, the RDEIR comment period; and

57. The Commission has independently reviewed the information contained in the RDEIR and FEIR; and

58. A mitigation monitoring and reporting program (MMRP) consistent with the conclusions and recommendations of the RDEIR and FEIR has been prepared; and

59. Implementation of Plan Amendment No. 2009-00006-(5) and related actions will result in specifically identified significant effects upon the environment. However, except for significant unavoidable effects related to air quality; global climate change; agricultural resources; biological resources; water service (outside the Castaic Lake Water Agency Service Area); and utilities and infrastructure (solid waste), which cannot be found to be completely mitigated, such specifically identified significant effects can be reduced to acceptable levels with the mitigation measures identified in the FEIR and incorporated into the MMRP; and

60. With respect to the adverse effects upon air quality; global climate change; agricultural resources; biological resources; water service (outside the Castaic Lake Water Agency Service Area); and utilities and infrastructure (solid waste), which cannot be found to be mitigated to below a level of significance, the Commission has determined that the substantial benefits resulting from implementation of Plan Amendment No. 2009-00006-(5) and related actions outweigh the potential significant unavoidable effects and are acceptable based upon the overriding considerations set forth in the CEQA Findings and Statement of Overriding Considerations provided to the Commission on September 15, 2011; and

61. The CEQA Findings and Statement of Overriding Considerations, which are concurrently adopted by the Commission, are incorporated herein by this reference, as is set forth in full; and

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62. The mitigation measures set forth in the FEIR are incorporated into Plan Amendment No. 2009-00006-(5) and related actions. The MMRP identifies the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured; and

63. The MMRP will be provided to the Board concurrently with this resolution.

THEREFORE BE IT RESOLVED that the Commission recommends to the Board as follows:

1. That the Board hold a public hearing to consider Project No. R2007-01226-(5), which includes the following: (i) Plan Amendment No. 2009-00006-(5), which amends both the General Plan and the Area Plan; (ii) Zone Change No. 2009-00009-(5), which amends the County Zoning Ordinance and rezones properties within the Area Plan to ensure that zoning is consistent with the Area Plan; and (iii) Environmental Assessment No. 2009-00080-(5), which consists of a Program EIR for the aforementioned Plan Amendment and related actions; and

2. That the Board consider, approve and adopt Plan Amendment No. 2009-00006-(5), which would repeal the currently adopted Area Plan and would adopt the Final Draft Area Plan that was developed through the OVOV effort, and which would also amend the General Plan to clarify adopted provisions related to hillside management areas, and to allow local plans, such as the Final Draft Area Plan, to establish the allowable maximum residential densities in all hillside management areas; and

3. That the Board determine that Plan Amendment No. 2009-00006-(5) is compatible with and supportive of the goals and policies of the General Plan; and

4. That the Board consider, approve, and adopt Zone Change No. 2009-00009-(5), would change the zoning designations of parcels within the Bouquet Canyon, Castaic Canyon, Mount Gleason, Newhall, Sand Canyon, and Soledad Zoned Districts and would also amend the County Zoning Ordinance to clarify adopted provisions related to hillside management areas, and to allow local plans, such as the Final Draft Santa Clarita Valley Area Plan, to establish the allowable maximum residential densities in all hillside management areas; and

5. That the Board determine that Zone Change No. 2009-00009-(5) will be in the interest of public health, safety and general welfare and in conformity with good zoning practice and is compatible with and supportive of the goals and policies of the General Plan and the Final Draft Area Plan; and

6. Certify that the Final Program EIR has been completed in compliance with CEQA and the State and County guidelines related thereto and reflects the independent judgment of the Board; and

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7. Find that the Board has reviewed and considered the information contained in the Final Program EIR prior to approving Plan Amendment No. 2009-00006-(5) and related actions; and

8. Determine that the significant adverse effects of implementation of Plan Amendment No. 2009-00006-(5) and related actions, as described in the Final Program EIR, have either been reduced to an acceptable level or are outweighed by specific social, economic, legal, technological or other considerations of Plan Amendment No. 2009-00006-(5) and related actions, as stated in the CEQA Findings and Statement of Overriding Considerations submitted to the Commission on September 15, 2011, which findings and statement are incorporated herein by reference;

9. Approve and adopt the MMRP for the project, incorporated in the Final Program EIR submitted to the Board; and

10. Find that the MMRP is adequately designed to ensure compliance with the mitigation measures during implementation of Plan Amendment No. 2009-00006-(5) and related actions, pursuant to Section 21081.6 of the Public Resources Code.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on September 28, 2011.

ROSIE O. RUIZ, Secretary
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM:
OFFICE OF THE COUNTY COUNSEL

By _____

ELAINE LEMKE
Principal Deputy County Counsel